

Arbor Greene Community Development District

Board of Supervisors

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Michael V. Candella, Supervisor
Matt Dykeman, Supervisor
Sue Waldman, Supervisor

Mark Vega, District Manager
Stephen Gardner, District Counsel
Robert Dvorak, District Engineer
Jason von Merveldt, Community Manager

Workshop Agenda

Thursday, March 14, 2024, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Pond Maintenance
 - 2) Tree Maintenance
 - 3) Miami Curb – Stormwater Gutter Repairs
 - 4) Arbor Greene CDD Manual of Policies and Standard Operating Procedures
 - 5) National Pollutant Discharge Elimination System “NPDES” Monthly Meeting Discussion
 - B. General Updates
 - C. Event and Revenue Updates
3. New Business and Supervisor Requests
4. Public Comment (Limited to 3 Minutes)
5. Adjournment

(Public Comments Limited to 3 Minutes)

Note: The next meeting is scheduled for Tuesday, March 19, 2024, at 6:30 P.M.

District Office:

Inframark Infrastructure Management Services
2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, FL 33544

www.arborgreene.com

Meeting Location:

Arbor Greene Community Center
Gathering Room
18000 Arbor Greene Drive
Tampa, Florida

Community Manager's Report – March 14th & 19th, 2024

A. Discussion Points and Decision Opportunities

1. Pond Maintenance

- a. The District Engineer's SWFWMD inspection report along with Crosscreek Environmental's recommendations is being used to prioritize pond-bank repairs and sediment removal from outflow structures.
- b. A proposal is to be provided by Crosscreek Environmental, if possible prior to the Board Workshop.

2. Tree Maintenance

- a. The property-wide annual inspection was conducted and proposed tree maintenance quotes are to be provided prior to the Board Workshop

3. Miami Curb – Stormwater Gutter Repairs

- a. Along with the property-wide tree inspection, the removal and replacement of the Miami curb in designated areas to help alleviate stormwater backup will be quoted prior to the Board Workshop.

4. Arbor Greene CDD Manual of Policies and Standard Operating Procedures (additional documents provided)

- a. Annual evaluation of the Arbor Greene CDD Policies and Standard Operating Procedures

5. National Pollutant Discharge Elimination System "NPDES" Monthly Meeting Discussion

- a. To continuously educate residents on our Stormwater System and the Identification and Elimination of Illicit Discharges we provide several platforms for residents to obtain information on the topic. During the meeting we will provide updates on information distributed, noted illicit discharge/issues, stormwater debris/trash removal, etc.

B. General Updates

1. Community Center Playground Water Fountain

- a. We were able to get the water fountain completely installed and up and running for our residents and their guests to enjoy...complete with an additional filter. The park has been busy, and we anticipate this to be used frequently.

2. Sidewalk Maintenance

- a. The Board approved 82 locations totaling over 3,500 sq. ft. of sidewalk that was removed and replaced. The vendor was able to complete the job in 2 weeks!!
- b. Inframark is in the process of grinding 400 locations.
- c. These efforts are to help maintain the sidewalks and prevent trip hazards.

3. LED Lighting Upgrades and Additions

- a. The Board approved new LED pool lighting for the Resort and Fitness Pools as required by the Department of Health to achieve proper coverage for night swimming.
- b. The vendors will be on property and will remain until they have also completed the installation of the Community Center Playground lighting, the installation of the pole and light that was damaged by a vehicle accident, replace 2 streetlights under warranty that have failed, and adjust the 2 lights that were added at crosswalks for better coverage.

4. Camera Systems

- a. The gatehouse is poised to receive several upgraded cameras along with new ones to better assist with license plate recognition and the Gatehouse Attendant recording system.
- b. The Community Center playground will receive a camera along with the new lighting to enhance the space.

5. Arbor Greene Dr. Fountain

- a. There was a mainline leak in the equipment pit that required the fountain to be drained, the pipe repaired, then filled and placed back in operation.

6. Gatehouse and Community Center Pavers

- a. Pavers were installed near the Maintenance Shop and the Fitness Pool entrance to update and match the areas with our newer pavers.

- b. We were able to make several repairs to depressions in the road near the gatehouse.
- 7. **Employee Meeting**
 - a. An employee meeting was held on March 7th, which was very productive and informative.
- 8. **Miscellaneous Maintenance Projects** – Repairing and resurfacing portions of the pool decks, traffic sign rejuvenation, light pole painting/globe cleaning, pressure washing (sidewalks, curbs, buildings, playgrounds, etc.), playground repairs, community center entry door refurbishments, sun hut awning cleaning, court line maintenance, and much more!!
- 9. **Cross Creek Blvd. / Arbor Greene Dr. Crosswalk**
 - a. We submitted a request for the evaluation of the crosswalk at the entrance of Arbor Greene due to its precarious positioning.
 - b. A follow-up to the County Engineer was also initiated to assess the intersection for a response.

C. Event and Revenue Updates (Additional information to be provided for revenues.)

- 1. **Upcoming Events (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)**
 - a. Feb. 17th – Adult Valentine's Day Event (7:00pm-10:00pm)
 - b. March 15th – Adult St. Patrick's Day Event (7:00pm-10:00pm)
 - c. March 23rd – Annual Easter Egg Hunt (9:00am-12:00pm)
 - d. April 20th – Family Friendly Environmental Event (Time TBD)
 - e. April 27th – Spring Community Yard Sale (8:00am-12:00pm)
 - f. May 11th – Muffins with Mom (8:00am-11:00am)
 - g. May 24th – School's-Out Ice-Cream Social (1:00pm-3:00pm)